

# Summary of Frederick County Planning Commission Meeting

Wednesday, January 18, 2006

## Afternoon and Evening Sessions

<u>Afternoon Meeting</u>	
<b>WATER &amp; SEWERAGE PLAN AMENDMENTS – WINTER 2005 CYCLE (Carole Larsen)</b>	The FcPc found this request to be <b>consistent</b> with the Comprehensive Plan.
WS-05-29 -- Ana's Place—Reclassification of 5.1554 acres, located at Yellow Springs Road & Old Seventh Street, Clover Hill, City of Frederick, from W-5Dev. to W-3Dev.	<b>Motion: White; 2<sup>nd</sup> Brown</b> <b>Vote: 4 – 0 – 2 – 1</b> <b>For: Duke, Brown, White, Crum</b> <b>Against: None</b> <b>Absent: Hines, McIntyre</b> <b>Abstain: Cady</b>
.....	.....
WS-05-30 -- Frederick County Public Schools/Oakdale HS—Reclassification of 48.058 Acres, located west side of Eaglehead Drive, north of Old National Pike, From W-4Dev./S-4Dev. to W-3Dev./S-3Dev.	The FcPc found this request to be <b>consistent</b> with the Comprehensive Plan.
	<b>Motion: Brown; 2<sup>nd</sup> White</b> <b>Vote: 4 – 0 – 2 – 1</b> <b>For: Duke, Brown, White, Crum</b> <b>Against: None</b> <b>Absent: Hines, McIntyre</b> <b>Abstain: Cady</b>
.....	.....
WS-05-31 -- City of Frederick/Monocacy WTP, located on North Market Street near MD 26. Text amendment to relocate the Zenon treatment facility from Fredericktowne and River Walk Park. to that location and expand the treated water from that location to 4 MGD.	The FcPc found this request to be <b>consistent</b> with the Comprehensive Plan.
	<b>Motion: White; 2<sup>nd</sup> Brown</b> <b>Vote: 4 – 0 – 1 – 2</b> <b>For: Duke, Brown, White, Crum</b> <b>Against: None</b> <b>Absent: McIntyre</b> <b>Abstain: Cady, Hines</b>

<p><u>ANNEXATION</u></p> <p><u>Zeltman Property</u> -- Town of Mt. Airy – Annexation of 163 acres located on the southwest side of Old Bohn Road, currently designated “Agriculture” on the County’s Comprehensive Plan, to be rezoned R-2 Residential upon incorporation into the town. (Tim Goodfellow)</p>	<p>The FcPc found this to be inconsistent with the 1993 New Market Region Plan, but <b>recommended a waiver of the inconsistency.</b></p> <p><b>Motion: White; 2<sup>nd</sup> Crum</b>  <b>Vote: 4 – 0 – 1 – 2</b>  <b>For: Duke, White, Crum, Cady</b>  <b>Against: Hines</b>  <b>Absent: McIntyre</b>  <b>Abstain: None</b>  <b>Recused: Brown</b></p>
---	--

<p align="center"><b><u>Evening Meeting</u></b></p>	
<p><u>ZONING TEXT AMENDMENT – (ZT-05-08) – Public Hearing</u></p> <p><u>Mike Vesper &amp; Shirley Vesper</u> - Requesting amendment to the Zoning Ordinance to change the specific requirements for Child Care Centers or Nursery Schools. This text amendment will allow an applicant to use the square footage requirement of lot area or the build area requirement currently used by the Maryland Child Care Administration. (Larry Smith)</p>	<p>The Frederick County Planning Commission (FcPc), after receiving a request for a 30-day continuance, voted to <b>continue this item for up to thirty (30) days.</b></p> <p><b>Motion: White, 2nd by Crum</b>  <b>Vote: 4 – 1 – 2 – 0</b>  <b>For: Duke, Crum, Hines, White</b>  <b>Against: Cady</b>  <b>Absent: McIntyre, Brown</b>  <b>Abstain: None</b></p>
<p><u>ZONING TEXT AMENDMENT – ( ZT-05-09) Public Hearing</u></p> <p><u>Tyler Companies, Inc.</u> – Requesting an amendment to the Zoning Ordinance to allow for a Transit Oriented Development District (TOD) floating zone to be established for the purpose of providing for the development and/or redevelopment of land located within seventy-five feet of a MARC Train Station. (Larry Smith/Eric Soter)</p>	<p><b>The Frederick County Planning Commission (FcPc) heard Zoning Text Amendment #ZT-05-09, initiated by Tyler Companies, Inc. After considerable discussion, the Attorney for the Applicant, Mr. Rand Weinberg, elected to withdraw the request.</b></p>

<p><u>ADEQUATE PUBLIC FACILITIES TEXT AMENDMENT – (AT-05-05) –</u></p> <p><u>Public Hearing</u></p> <p><u>Weinberg &amp; Miller, LLC. &amp; Miles and Stockbridge, P. C.</u> Requesting an amendment to the Adequate Public Facilities Ordinance to allow for Cluster Development's to be exempt from the school adequacy requirements. Case AT-05-05 (Eric Soter)</p>	<p>The Frederick County Planning Commission (FcPc) heard APFO Text Amendment #AT-05-05, initiated by Weinberg &amp; Miller, L.L.C., and Miles &amp; Stockbridge, P.C. After considerable discussion, Ms. Hines moved for a denial of the Applicant's original text amendment request, first heard by the FcPc and continued on November 16, 2005. Mr. White seconded the motion. With the vote being 2 – 2, with one abstention, <b>the matter moved forward to the Board of County Commissioners with no recommendation.</b></p> <p><b>Motion: Hines, 2nd by White</b>  <b>Vote: 2 – 2 – 2 – 1</b>  <b>For: Hines, White</b>  <b>Against: Duke, Crum,</b>  <b>Absent: McIntyre, Brown</b>  <b>Abstain: Cady</b></p>
--	--